



THE BUSINESS CENTER AT COLLEGE STATION, located in South College Station, is designed to be a development of superior quality providing a location of the highest standard for businesses.

The business center is located on Texas State Highway 6 adjacent to Pebble Creek Country Club and Pebble Creek Elementary School. The 200-acre park-like development is currently home to six companies involved in software design, telecommunications, accounts processing, and high-tech manufacturing.



COMPANIES CURRENTLY LOCATED IN THE BUSINESS CENTER

**Cable Rep • Heat Transfer Research, Inc. • Prodigene • Universal Computer Services
SourceNet Solutions • STATA • Texas A&M University System**



COLLEGE STATION, TEXAS
SMART PEOPLE, SMART PLACE



FOR MORE INFORMATION CONTACT:

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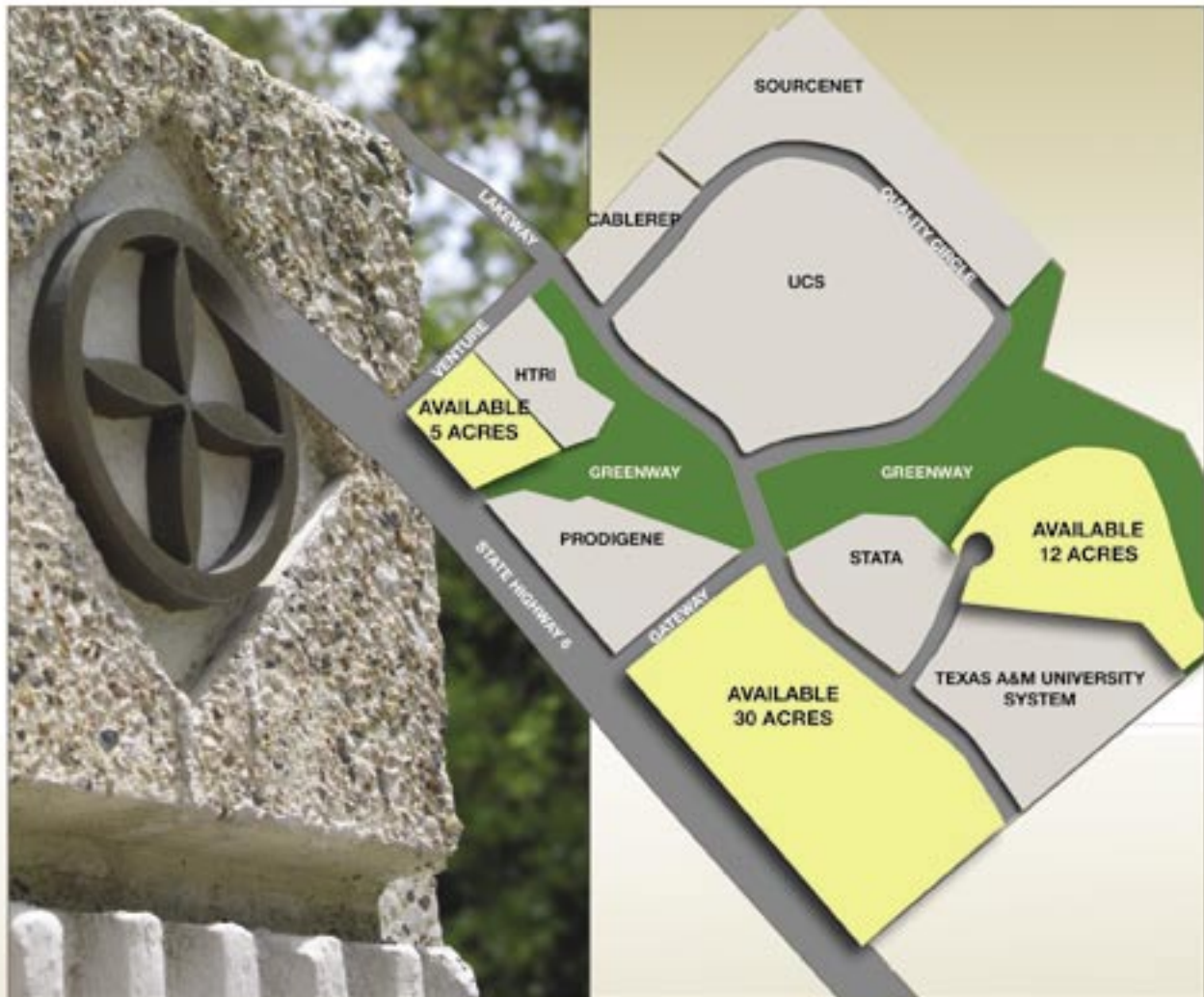
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The information contained herein is believed to be correct. However, no warranty or representation is made. Property is subject to prior lease, sale, or withdrawal from the market without notice.

THE BUSINESS CENTER AT COLLEGE STATION



Available Tracts

Three tracts are currently available in the Business Center. Two of the sites (a 30 acre and a 5 acre site) have frontage on Highway 6 and the third (a 12 acre site) is located on Technology Way adjacent to the Texas A&M University System facility. All sites are zoned, platted and have full utilities including fiber optics.

Available Lease Space

- Flex space building
- 30,000 sq. ft. available, will divide
- Available fiber optic connectivity



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